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Meaghan Coughlan Treat, Jimmy Coughlan, Benedetto LoManto and Kelley Heck. / Courtesy of Tritec

**David Winzelberg** // July 18, 2023

Tritec Real Estate has landed the first restaurant tenant for its Station Yards mixed-use development in Ronkonkoma.

Vespa Italian Kitchen & Bar, which has a location on Main Street in Farmingdale, leased 5,940 square feet of restaurant space at the under-construction complex and is expected to open the new Ronkonkoma location next spring.

“I’ve been hesitant to expand the Vespa Italian Kitchen & Bar concept, that is, until I was introduced to the Station Yards project,” Vespa principal Benedetto LoManto said in a written statement. “I was, and still am, in awe of Tritec’s vision and execution of building an entire downtown area that will benefit Ronkonkoma and all of Long Island.”

Station Yards is transforming about 50 acres around the Ronkonkoma Long Island Rail Road station into a vibrant walkable mixed-use community. When completed, the development will have 1,450 apartments, 195,000 square feet of retail space, and 360,000 square feet of office space. Tritec completed the first phase of 489 apartment homes, Alston Station Yards, in 2021 and the \$265 million second phase of the project includes 388 apartments, 70,000 square feet of retail space, 16,500 square feet of office space and a public plaza, which is expected to be completed next year.

“We are thrilled to welcome Vespa Italian Kitchen & Bar to Station Yards,” Kelley Heck, executive vice president of development for Tritec, said in the statement. “Vespa is a beloved local restaurant with a history of serving authentic Italian food, and we are confident that they will be a popular destination for residents and visitors alike. We are thrilled to have them join the Station Yards family, and we know that they will be a welcome addition to the community.”

The leasing brokers for the landlord and tenant were Maria Valanzano, Steve D’Orazio, and Jake Horowitz of Colliers.

“Vespa Italian Kitchen & Bar is exactly the kind of Long Island restaurant we wanted to attract to Station Yards,” D’Orazio said in the statement. “Their arrival will help solidify Station Yards as a premier destination for dining and entertainment in Suffolk County.”

Last month, Tritec signed its first retail tenant at Station Yards. Bay Shore-based Great South Bay Brewery leased 8,428 square feet at the mixed-use development and also plans to open there next spring.